

What Our Partners Are Saying About Our Program

"The great thing about this product is that it is a **true 100% loan with no monthly mortgage insurance premium.** This is an excellent loan for the borrower who has acceptable credit and little or no down payment money. Rural Development personnel are **very accommodating** and easy to work with. We are glad to have this product in our arsenal."

-Loretta Jercinovich, President, Union City First State Mortgage,

"The Guaranteed Rural Housing Program has **helped us to increase our loan volume.** The program allows customers who would otherwise be unable, to become homeowners. Our customer appreciation level is extremely high."

-Kim Swann, Morristown First Tennessee Home Loans

"Rural Development has **always gone above and beyond** to make sure that my loans close in a timely manner. They make my job easier by providing impeccable service."

- Dianne McPherson, Clarksville TriStar Mortgage Company

"Having experience with all government mortgage programs, the Rural Development program works when others will not. A home is one of the first investments most people make, and as a lender I like for my clients to choose wisely. The **Rural Development program is a wonderful way to purchase a home** and start on the path to creating wealth."

-Brenda Lowe, Athens BB&T



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and
<http://eligibility.sc.egov.usda.gov>



Committed to the future of rural communities.

Tennessee Rural Development

Partnering To Make A Difference



What Can Our Guaranteed Rural Housing Program Do For You?

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About Our Program

- Record Funding: **\$3.5 billion** available nationwide in FY 2006
- Tennessee Rural Development ranks among the **Top 10 in the nation**
- Desktop underwriting slated for 2006 — **Tennessee Lenders**
- Rural Development GRH Program **established in 1990**
- Tennessee average approval notification in FY 2005 **within 24 hours**



Lender Benefits

- *Quality Customer Service*
- *Loans guaranteed by the government*
- *Expand market share*
- *Community Reinvestment Act*
- *Saleable in the secondary market*
- *Approval notification within 24 hours*
- *Rural Development marketing statewide*



"Since starting to use the Rural Development program we have **more than doubled our mortgage loans** that qualify under CRA. We consider the Rural Development program an essential part of our product mix!"

-Keith Barger, Millington
Patriot Bank

Borrower Benefits

- *100 Percent Financing*
- *Moderate Income Buyers*
- *No Down Payment*
- *No Mortgage Insurance*
- *No Loan Limits*
- *No Reserves Required*
- *Fees and Repairs Can Be Financed*
- *Unlimited Seller Contributions*



"Rural Development loans are **best for the clients** because there is no MIP, keeping monthly payments lower. It is also a **100% loan with flexibility** in seller concessions. I would choose Rural Development over other government programs all day long."

-Joan Hadden
The Bank of Jackson